

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT

REGINA M. FREER
VICE-PRESIDENT

SEAN O. BURTON
DIEGO CARDOSO
MATT EPSTEIN
FR. SPENCER T. KEZIOS
YOLANDA OROZCO
BARBARA ROMERO
MICHAEL K. WOO

JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

VINCENT P. BERTONI, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

November 4, 2010

**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
ENV-2007-0254-EIR
STATE CLEARINGHOUSE NO. 2007071036**

TO: Owners of Property and Occupants and other interested parties

PROJECT NAME: NBC Universal Evolution Plan

SITE LOCATION: 100 Universal City Plaza, Universal City, CA 91608

PROJECT DESCRIPTION:

The NBC Universal Evolution Plan (the "Project") includes the development of an approximately 391-acre site located in the east San Fernando Valley near the north end of the Cahuenga Pass (the "Project Site"). The Project, as proposed, would involve a net increase of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total of 2,937 dwelling units would be developed. Implementation of the proposed Project would occur pursuant to the development standards set forth in two proposed Specific Plans. The proposed Universal City Specific Plan addresses development within the portion of the Project Site located within the City of Los Angeles, whereas the proposed Universal Studios Specific Plan addresses development within the portion of the Project Site located under the jurisdiction of the County of Los Angeles. Under the proposed Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. The proposed annexation/detachment reflects the Applicant's objective to establish jurisdictional boundaries that follow existing and planned on-site land use patterns.

The Project Applicant is requesting the following discretionary approvals from the City of Los Angeles as part of the proposed Project: adoption of a Specific Plan to regulate development within the City portions of the Project Site; General Plan Amendment to Regional Commercial land use designation for the City portions of the Project Site; the removal of a small portion of the Project Site from the Mulholland Scenic Parkway Specific Plan; Zone Change and Code Amendment to effectuate the new Specific Plan; Tentative Tract Maps for mixed-use development (including residential condominiums with accompanying Development Design Guidelines); Development Agreement; Pre-Annexation Agreement; Haul Route Permit(s); Grading approvals; establishment of Community Facilities/Mello-Roos Districts and any additional actions that may be determined necessary.

Also, the Project Applicant is requesting the following discretionary approvals from the County of Los Angeles for those portions of the Project Site that are located within the unincorporated portions of Los Angeles County: adoption of a Specific Plan to regulate development within the County portions of the Project Site; General Plan Amendments to establish a Specific Plan land use designation, delete an on-site road designation (the "East-West Road") as set forth in the County's General Plan Circulation Element and amend the Urban Form Policy Map to change the project site designation; Zone Change to effectuate the new Specific Plan; Tentative Tract Map; Grading Approvals; Development Agreement; and any additional actions that may be determined necessary.

In addition, the Project Applicant is requesting modification to the City and County jurisdictional boundaries through a Petition for Reorganization application with the Local Agency Formation Commission (LAFCO) and an amendment to the City's sphere of influence.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: Significant and unavoidable impacts have been identified with regard to air quality (construction, operational, and cumulative emissions), noise (construction and cumulative), transportation (operational impacts, neighborhood intrusion impacts and cumulative impacts), solid waste (operations and cumulative), and due to implementation of the Project's off-site mitigation measures (traffic mitigation measures and improvements/upgrades to the area's water and electrical infrastructure). Other issues addressed in the Draft EIR include land use, parking, noise (operations), visual resources, light and glare, geotechnical, water resources, biota, cultural resources, public services, other utilities (sewer, water, electricity, and natural gas), environmental safety, employment, housing and population, and climate change. With implementation of the proposed mitigation measures, no significant and unavoidable project or cumulative impacts other than those identified above are expected with regard to construction or operation of the proposed Project.

The conclusions presented above also apply to conditions should Project implementation occur pursuant to the existing jurisdictional boundaries.

PUBLIC COMMENT MEETING DATE AND LOCATION: At the request of the Los Angeles County Department of Regional Planning and pursuant to the Memorandum of Understanding between the City and the County, a public comment meeting will be held. Members of the public have the option of providing comments on the Draft EIR at this public meeting, or through written comments submitted in accordance with the procedures set forth below. Speakers at the public meeting will be asked to complete speaker cards, and make their comments on the Draft EIR within the set time allotted to each speaker. No responses will be provided at this meeting. Oral comments from this meeting will be responded to in the Final EIR, as is the case with written comments.

Date: December 13, 2010
Time: 4:00 p.m.
Location: Hilton Los Angeles/Universal City Hotel
555 Universal Hollywood Drive
Universal City, CA 91608

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Draft EIR or any of the documents referenced in the Draft EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 621, Los Angeles, CA 90012 or the Los Angeles County Department of Regional Planning at 320 West Temple Street, 13th Floor, Room 1362, Los Angeles, CA 90012. Copies of the Draft EIR are also available at the following Library Branches:

1. North Hollywood Regional Library: 5211 Tujunga Avenue, North Hollywood, CA 91601
2. Frances Howard Goldwyn-Hollywood Regional Library: 1623 North Ivar Avenue, Hollywood, CA 90028
3. Studio City Branch Library: 12511 Moorpark Street, Studio City, CA 91604

4. Central Library: 630 West 5th Street, Los Angeles, CA 90071
5. Burbank Central Library: 110 North Glenoaks Boulevard, Burbank, CA 91502

The Draft EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/> (click on "Environmental" and then "Draft EIR")]. The Draft EIRs can be purchased on CD-ROM for \$7.50 per copy. Contact Mariana Salazar of the City of Los Angeles at (213) 978-1882 to purchase one.

If you wish to submit comments following review of the Draft EIR, please reference the file number above, and submit them in writing by January 3, 2011. Please direct your comments to:

Jon Foreman – Senior City Planner
City of Los Angeles Department of City Planning
200 North Spring Street, Room 601
Los Angeles, CA 90012
(213) 978-6566 (fax)
jon.foreman@lacity.org (e-mail)

If a public hearing is required for the Project, a separate hearing notice will be mailed.

Michael J. LoGrande
Director of City Planning



Jon Foreman
Senior City Planner

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND

6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN
PRESIDENT

REGINA M. FREER
VICE-PRESIDENT

SEAN O. BURTON
DIEGO CARDOSO
GEORGE HOVAGUIMIAN
JUSTIN KIM
ROBERT LESSIN
BARBARA ROMERO
MICHAEL K. WOO

JAMES WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR

(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR

(213) 978-1272

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

July 16, 2012

**NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT
ENV-2007-0254-EIR
STATE CLEARINGHOUSE NO. 2007071036**

TO: Commenters, Owners of Property and Occupants within 500 feet of the Project Site, and other Interested Parties

PROJECT NAME: NBC Universal Evolution Plan

SITE LOCATION: 100 Universal City Plaza, Universal City, CA 91608

A Draft Environmental Impact Report (EIR) for the NBC Universal Evolution Plan (Project) was circulated for public review from November 4, 2010, to February 4, 2011. Comments received during the public review period and the City's responses to those comments can be found in the Final EIR. The Final EIR comprises the second and final part of the EIR for the Project and supplements the Draft EIR previously circulated. As a result of comments received during the public review period, the Draft EIR has been modified to include a new alternative, Alternative 10: No Residential Alternative.

The comments received, along with our response to your comments, have been included in the Final EIR. The City Planning Commission will use the Final EIR to assist them in their decision-making regarding this Project. The City Planning Commission meeting date has not yet been determined, please check the Department of City Planning website for the latest agenda prior to attending the meeting and for the meeting location and time [<http://cityplanning.lacity.org/>] (click on "Meetings and Hearings," and then "City Planning Commission").

PROJECT DESCRIPTION: The NBC Universal Evolution Plan (the “Project”) includes the development of an approximately 391-acre site located in the east San Fernando Valley near the north end of the Cahuenga Pass (the “Project Site”). The Project, as proposed, would involve a net increase of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total of 2,937 dwelling units would be developed. Implementation of the proposed Project would occur pursuant to the development standards set forth in two proposed Specific Plans. The proposed Universal City Specific Plan addresses development within the portion of the Project Site located within the City of Los Angeles, whereas the proposed Universal Studios Specific Plan addresses development within the portion of the Project Site located under the jurisdiction of the County of Los Angeles. Under the proposed Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. The proposed annexation/detachment reflects the Applicant’s objective to establish jurisdictional boundaries that follow existing and planned on-site land use patterns.

The Project Applicant is requesting the following discretionary approvals from the City of Los Angeles as part of the proposed Project: adoption of a Specific Plan to regulate development within the City portions of the Project Site; General Plan Amendment to Regional Commercial land use designation for the City portions of the Project Site; the removal of a small portion of the Project Site from the Mulholland Scenic Parkway Specific Plan; Zone Change and Code

Amendment to effectuate the new Specific Plan; Tentative Tract Maps for mixed-use development (including residential condominiums with accompanying Development Design Guidelines); Development Agreement; Pre-Annexation Agreement; Haul Route Permit(s); Grading approvals; establishment of Community Facilities/Mello-Roos Districts and any additional actions that may be determined necessary.

Also, the Project Applicant is requesting the following discretionary approvals from the County of Los Angeles for those portions of the Project Site that are located within the unincorporated portions of Los Angeles County: adoption of a Specific Plan to regulate development within the County portions of the Project Site; General Plan Amendments to establish a Specific Plan land use designation, delete an on-site road designation (the “East-West Road”) as set forth in the County’s General Plan Circulation Element and amend the Urban Form Policy Map to change the project site designation; Zone Change to effectuate the new Specific Plan; Tentative Tract Map; Development Agreement; Grading approvals; and any additional actions that may be determined necessary.

In addition, the Project Applicant is requesting modification to the City and County jurisdictional boundaries through a Petition for Reorganization application with the Local Agency Formation Commission (LAFCO) and an amendment to the City’s sphere of influence.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Final EIR or the documents referenced in the Final EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, 90012 or the Los Angeles County Department of Regional Planning at 320 West Temple Street, 13th Floor, Room 1362,

Los Angeles, CA 90012. Copies of the Final EIR are also available at the following library branches:

1. North Hollywood Regional Library: 5211 Tujunga Avenue, North Hollywood, CA 91601
2. Frances Howard Goldwyn-Hollywood Regional Library: 1623 North Ivar Avenue, Hollywood, CA 90028
3. Studio City Branch Library: 12511 Moorpark Street, Studio City, CA 91604
4. Central Library: 630 West 5th Street, Los Angeles, CA 90071
5. Burbank Central Library: 110 North Glenoaks Boulevard, Burbank, CA 91502

The Final EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/>] (click on "Environmental," and then "Final EIR"). The Final EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Mariana Salazar of the City of Los Angeles at (213) 978-0092 to purchase one.

Michael J. LoGrande
Director of Planning

A handwritten signature in cursive script that reads "Mariana Salazar".

Mariana Salazar, City Planning Associate
Major Projects Unit

**DEPARTMENT OF
CITY PLANNING**

200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

AND

6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

WILLIAM ROSCHEN

PRESIDENT

REGINA M. FREER

VICE-PRESIDENT

SEAN O. BURTON

DIEGO CARDOSO

GEORGE HOVAGUIMIAN

JUSTIN KIM

ROBERT LESSIN

DANA PERLMAN

BARBARA ROMERO

—

JAMES WILLIAMS

COMMISSION EXECUTIVE ASSISTANT II

(213) 978-1300

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE

DIRECTOR

(213) 978-1271

ALAN BELL, AICP

DEPUTY DIRECTOR

(213) 978-1272

LISA WEBBER, AICP

DEPUTY DIRECTOR

(213) 978-1274

EVA YUAN-MCDANIEL

DEPUTY DIRECTOR

(213) 978-1273

FAX: (213) 978-1275

INFORMATION

www.planning.lacity.org

September 12, 2012

**SUPPLEMENTAL
NOTICE OF COMPLETION AND AVAILABILITY OF
FINAL ENVIRONMENTAL IMPACT REPORT
ENV-2007-0254-EIR
STATE CLEARINGHOUSE NO. 2007071036**

TO: Commenters, Owners of Property and Occupants
within 500 feet of the Project Site, and other
Interested Parties

PROJECT NAME: NBC Universal Evolution Plan

PROJECT APPLICANT: Universal City Studios LLC

SITE LOCATION: 100 Universal City Plaza, Universal City, CA 91608

The Final EIR for the NBC Universal Evolution Plan (Project) was published on July 16, 2012. The Final EIR comprises the second and final part of the EIR for the Project and supplements the Draft EIR previously circulated for public review from November 4, 2010, to February 4, 2011. Comments received during the public review period and the City's responses to those comments can be found in the Final EIR. As a result of comments received during the public review period, Alternative 10: No Residential Alternative (Alternative 10) was added to the Final EIR and identified as the environmentally superior alternative. This Supplemental Notice of Completion and Availability is to advise you that technical reports supporting the environmental analysis for Alternative 10 as provided in the Final EIR are available as additional appendices to the Final EIR. The Alternative 10 technical reports do not change any of the analysis or conclusions in the Final EIR but are provided as additional information for the public and the decision-makers with regard to Alternative 10.

An Errata has also been prepared to provide minor revisions and corrections to typographical errors in the EIR and to update the Final EIR to include the correct attachments in their proper location in certain appendices. The items in the Errata constitute minor modifications to the EIR and do not change any of the impact conclusions in the EIR.

CITY PLANNING COMMISSION HEARING: The City Planning Commission will use the Final EIR to assist it in its decision-making regarding this Project. The City Planning Commission's public hearing for the Project is scheduled as follows:

DATE: September 27, 2012

TIME: After 8:30 a.m.

PLACE: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Please check the Department of City Planning website for the latest agenda prior to attending the hearing and to confirm the location and time [<http://cityplanning.lacity.org/> (click on "Meetings and Hearings," and then "City Planning Commission")].

DESCRIPTION OF PROJECT AS FILED WITH CITY: The NBC Universal Evolution Plan (the "Project") includes the development of an approximately 391-acre site located in the east San Fernando Valley near the north end of the Cahuenga Pass (the "Project Site"). The Project, as proposed, would involve a net increase of approximately 2.01 million square feet of new commercial development, which includes 500 hotel guest rooms and related hotel facilities. In addition, a total of 2,937 dwelling units would be developed. Implementation of the proposed Project would occur pursuant to the development standards set forth in two proposed Specific Plans. The proposed Universal City Specific Plan addresses development within the portion of the Project Site located within the City of Los Angeles, whereas the proposed Universal Studios Specific Plan addresses development within the portion of the Project Site located under the jurisdiction of the County of Los Angeles. Under the proposed Project, portions of the Project Site that are currently in the County of Los Angeles would be annexed into the City of Los Angeles, while other areas would be detached from the City of Los Angeles and returned to the jurisdiction of the County of Los Angeles. The proposed annexation/detachment reflects the Applicant's objective to establish jurisdictional boundaries that follow existing and planned on-site land use patterns.

ALTERNATIVE ACCEPTED BY APPLICANT: Alternative 10, No Residential Alternative, as described in the EIR, would eliminate all 2,937 residential units of the proposed Project and 180,000 square feet of neighborhood and community serving commercial uses and would add approximately 210,000 additional net new square feet of Studio Office uses, an additional 150,000 net new square feet of Entertainment uses in the Entertainment Area and an additional 450,000 square feet of Hotel uses (up to 500 rooms) in the Entertainment Area. Alternative 10 would also include additional parking structures.

The Project Applicant is requesting the following discretionary approvals from the City of Los Angeles as part of the Project: adoption of a Specific Plan to regulate development within the City portions of the Project Site; General Plan Amendment to Regional Commercial land use designation for the City portions of the Project Site; the removal of a small portion of the Project Site from the Mulholland Scenic Parkway Specific Plan; Zone Change and Code Amendment to effectuate the new Specific Plan; Development Agreement; Pre-Annexation Agreement; Haul Route Permit(s); Grading approvals; establishment of Community Facilities/Mello-Roos Districts and any additional actions that may be determined necessary.

Other than Alternative 2, No Project – Existing Land Use Plans: Proposed Development Program, described in the EIR, Alternative 10 is the environmentally superior alternative. The Applicant has accepted Alternative 10. It is expected that the City Planning Commission will consider approval of Alternative 10 instead of the proposed Project as originally filed.

Also, the Project Applicant is requesting the following discretionary approvals from the County of Los Angeles for those portions of the Project Site that are located within the unincorporated portions of Los Angeles County: adoption of a Specific Plan to regulate development within the County portions of the Project Site; General Plan Amendments to establish a Specific Plan land use designation, delete an on-site road designation (the “East-West Road”) as set forth in the County’s General Plan Circulation Element and amend the Urban Form Policy Map to change the Project Site designation; Zone Change to effectuate the new Specific Plan; Development Agreement; Grading approvals; and any additional actions that may be determined necessary.

In addition, the Project Applicant is requesting modification to the City and County jurisdictional boundaries through a Petition for Reorganization application with the Local Agency Formation Commission (LAFCO) and an amendment to the City’s sphere of influence.

DOCUMENT REVIEW AND COMMENT: If you wish to review a copy of the Final EIR, including the additional appendices discussed in this notice, or the documents referenced in the Final EIR, you may do so at the City of Los Angeles, Department of City Planning at 200 North Spring Street, Room 750, Los Angeles, 90012 or the Los Angeles County Department of Regional Planning at 320 West Temple Street, 13th Floor, Room 1362, Los Angeles, CA 90012. Copies of the Final EIR are also available at the following library branches:

1. North Hollywood Regional Library: 5211 Tujunga Avenue, North Hollywood, CA 91601
2. Frances Howard Goldwyn–Hollywood Regional Library: 1623 North Ivar Avenue, Hollywood, CA 90028
3. Studio City Branch Library: 12511 Moorpark Street, Studio City, CA 91604
4. Central Library: 630 West 5th Street, Los Angeles, CA 90071
5. Burbank Central Library: 110 North Glenoaks Boulevard, Burbank, CA 91502

The Final EIR is also available online at the Department of City Planning's website [<http://cityplanning.lacity.org/>] (click on "Environmental," and then "Final EIR"). The Final EIR can be purchased on CD-ROM for \$7.50 per copy. Contact Mariana Salazar of the City of Los Angeles at (213) 978-0092 to purchase one.

Michael J. LoGrande
Director of Planning

A handwritten signature in black ink that reads "Mariana Salazar". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Mariana Salazar, City Planning Associate
Major Projects Unit